

ANIMAL BREEDING FACILITY* means a premises where domestic animals are kept, bred, bought or sold.

ANIMAL GROOMING AND CARE means a facility which provides for the appearance or daycare of domestic animals or both, within an enclosed building. This does not include an animal breeding facility or an animal boarding facility.

ANIMAL HOSPITAL AND SHELTER means a facility used for the temporary accommodation and care or impoundment of small animals and livestock. This does not include an animal breeding facility, animal boarding facility or animal grooming and care.

ANTENNA means a structure designed for the purpose of receiving and transmitting communication signals.

ANTENNA, AMATEUR RADIO* means an accessory use where an installation consisting of an antenna or antenna array, mounted on a tower or support structure, designed for the purpose of the reception and transmission of radio signals is utilized by licensed amateur radio operators. An amateur radio antenna shall be considered a discretionary use in the agricultural and residential Zoning Districts.

APICULTURE means the keeping and management of bees.

APPROACH (see access)

AQUACULTURE means the raising and management of fish. Typical uses include fingerling production and table food market production.

ASPHALT PLANT, MAJOR means a permanent plant or facility that is used for the processing, manufacturing, recycling and sale of asphalt, and includes facilities for the administration or management of the building, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.

ASPHALT PLANT, MINOR means a portable unit that is used for the processing, manufacturing, recycling and sale of asphalt, and includes facilities for the administration or management of the building, limited stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.

ASSISTED LIVING FACILITY means a premise where accommodation is provided:

- for persons who require a wide range of support services where accommodation for at least one staff member is provided on-site;
- where one or more communal kitchens, dining rooms, or common social areas are provided;
- where administrative offices may be located on-site; or
- where organized recreation activities may occur.

COMMERCIAL USE means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

~~**CONCRETE/ASPHALT PLANT, MAJOR** means a permanent plant or facility that is used for the processing, manufacturing, recycling and sale of concrete, asphalt or both, and includes facilities for the administration or management of the building, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.~~

CONCRETE PLANT, MAJOR means a permanent plant or facility that is used for the processing, manufacturing, recycling and sale of concrete, and includes facilities for the administration or management of the building, the stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.

~~**CONCRETE/ASPHALT PLANT, MINOR** means a portable unit that is used for the processing, manufacturing, recycling and sale of concrete or asphalt or both and includes facilities for the administration or management of the building, limited stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.~~

CONCRETE PLANT, MINOR means a portable unit that is used for the processing, manufacturing, recycling and sale of concrete, and includes facilities for the administration or management of the building, limited stockpile of bulk materials used in the production process or of finished products manufactured on-site and the storage and maintenance of required equipment.

CONDOMINIUM, BARE LAND means a condominium development containing condominium units that assign ownership to units of land, created specifically through subdivision and registered as a condominium plan in accordance with the Condominium Property Act.

CONDOMINIUM UNIT means:

- a space that is situated within a building and described as a unit in a condominium plan by reference to floors, walls and ceilings within the building; and
- land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the Surveys Act respecting subdivision surveys.

CONFINED FEEDING OPERATION* (as defined by the Agricultural Operations and Practices Act) means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

CONGREGATE HOUSING means housing in multiple unit form for semi-independent persons and may provide living and sleeping facilities, meal preparation, laundry services, transportation, counselling and room cleaning. This does not include a major

7.17 IM – MEDIUM INDUSTRIAL

7.17.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

7.17.2. Permitted Uses and Discretionary Uses

Permitted Uses

Agricultural support service
Agriculture, general
Animal grooming and daycare facility
Animal hospital and shelter
Auctioneering establishment^
Autobody repair and paint shop
Commercial storage
Contractor service, general
Contractor service, limited
Custom indoor manufacturing
Emergency service^
Equipment, major
Equipment, minor
Funeral service
Outdoor storage
Recreational vehicle storage, major (*Bylaw 39-2015, July 7, 2015*)
Recycling depot
Recycling drop-off
Service station, minor
Truck and manufactured home sales/rental
Utility service, minor
Vehicle repair, major
Vehicle repair, minor
Veterinary service, major
Veterinary service, minor
Warehousing and storage
WECS, small*

Discretionary Uses

Abattoir
Asphalt plant, minor
Bulk fuel depot
Business support service^
Concrete plant, major
Concrete plant, minor
~~Concrete/asphalt plant, minor~~
Food and beverage products
Food service, specialty^
Industrial, general^
Parking, non-accessory
Recreation, indoor^
Recycling, oil depot
Residential security/operator unit^
Retail, convenience^
Utility service, major
Warehouse sales^
Waste management, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.17.3. Fundamental Use Criteria

a) (None)

7.17.4. Subdivision Regulations

a) The minimum lot width shall be 20.0 m.

7.17.5. **Development Regulations – Principal Building**

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 18.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

7.17.6. **Other Regulations**

- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site.
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.18 IH – HEAVY INDUSTRIAL

7.18.1. Purpose

To provide for large scale and major industrial uses that may have large land requirements and some nuisance effects on adjacent sites.

7.18.2. Permitted Uses and Discretionary Uses

Permitted Uses

Agriculture, general
Equipment, major
Outdoor storage
Recycling, oil depot
Utility service, minor
Warehousing and storage
WECS, small*

Discretionary Uses

Abattoir
Aggregate extraction*
Asphalt plant, major
Asphalt plant, minor
Concrete plant, major
Concrete plant, minor
~~Concrete/asphalt plant, major~~
~~Concrete/asphalt plant, minor~~
Emergency service
Industrial, general
Industrial, heavy
Parking, non-accessory
Residential security/operator unit
Service station, minor
Utility service, major
Waste management, major
Waste management, minor
WECS, large (single)*
Wrecking yard

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.18.3. Fundamental Use Criteria

- a) (none)

7.18.4. Subdivision Regulations

- a) The minimum lot width shall be 50.0 m.

7.18.5. Development Regulations

- a) The minimum setback from a lot line abutting a road shall be 30.0 m.
b) The minimum setback from the front lot line shall be 15.0 m.
c) The minimum setback from a side lot line shall be 15.0 m.
d) The minimum setback from a rear lot line shall be 15.0 m.
e) Despite the above, the Development Officer may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites.

7.18.6. Other Regulations

- a) Despite the landscaping requirements of Section 3.10, the Development Officer may approve alternate landscape treatments where provision of soft landscaping may result in a fire hazard.

STRATHCONA COUNTY

LAND USE BYLAW 6-2015

- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) No new development nor expansion to an existing development approved in this Zoning District shall present an annual individual fatality risk in excess of the maximum probabilities specified at the following locations:
 - i) at a distance of 1.5 km (risk of incident 1:100,000) beyond the nearest IH property boundary in the IH district containing the site;
 - ii) at a distance of 3.0 km (risk of incident 1:1,000,000) beyond the nearest IH property boundary in the IH district containing the site.
- d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.19 IMH – Medium Industrial (Heartland)

9.19.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage. Any nuisance factor should not extend beyond the boundaries of the site. This Zoning District shall be a transition area in accordance with the Heartland Area Structure Plan.

9.19.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural support service • Agriculture, general • Animal hospital and shelter • Autobody repair and paint shop • Commercial storage • Contractor service, general • Contractor service, limited • Custom indoor manufacturing • Emergency service • Equipment, major • Equipment, minor • Outdoor storage • Recreational vehicle storage, major* • Recycling depot • Recycling drop-off • Service station, minor • Truck and manufactured home sales/rental • Utility service, minor • Vehicle repair, major • Vehicle repair, minor • Veterinary service, major • Veterinary service, minor • Warehousing and storage • WECS, small* 	<ul style="list-style-type: none"> • Abattoir • Asphalt plant, minor • Bulk fuel depot • Concrete plant, major • Concrete plant, minor • Concrete/asphalt plant, minor • Dwelling, secondary* (replacement only) • Dwelling, single* (replacement only) • Food and beverage products • Food service, specialty • Home business, intermediate* • Home business, major* • Home business, minor* • Industrial, general • Parking, non-accessory • Recycling, oil-depot • Residential security/operator unit • Retail, convenience • Utility service, major • Warehouse sales • Waste management, minor • WECS, large (single)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.19.3. Fundamental Use Criteria

- a) (none)

9.19.4. Subdivision Regulations

- a) No subdivision shall be considered for residential development.

9.19.5. Development Regulations – Principal Buildings and Accessory Buildings

- The maximum floor area ratio shall be 2.0.
- The maximum height shall be 18.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 6.0 m.
- The minimum setback from a side lot line shall be 6.0 m.
- The minimum setback from a rear lot line shall be 6.0 m.

- g) No setback from a side lot line or a rear lot line shall be required where a site is serviced by rail.

9.19.6. Existing Residential Development

- a) An existing dwelling (single or secondary) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement of an existing dwelling shall be a discretionary use.
- b) A new dwelling in replacement of an existing dwelling may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement of an existing dwelling shall be a discretionary use.
- c) An existing dwelling (single or secondary) or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.19.7. Other Regulations

- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site.
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.20 IHH – Heavy Industrial (Heartland)

9.20.1. Purpose

To provide for large scale and major industrial uses in accordance with the Heartland Area Structure Plan (ASP). These uses may have large land requirements and some nuisance effects on adjacent parcels.

9.20.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, general • Equipment, major • Outdoor storage • Recycling, oil depot • Utility service, minor • Warehousing and storage • Waste management, minor • WECS, small* • WECS, large (single)* 	<ul style="list-style-type: none"> • Abattoir • Aggregate extraction* • Asphalt plant, major • Asphalt plant, minor • Concrete plant, major • Concrete plant, minor • Concrete/asphalt plant, major • Concrete/asphalt plant, minor • Dwelling, single* (replacement only) • Dwelling, secondary* (replacement only) • Emergency service • Home business, minor* • Home business, intermediate* • Home business, major* • Industrial, general • Industrial, heavy • Manufactured home (replacement only) • Manufactured home, singlewide (replacement only) • Parking, non-Accessory • Residential security/operator unit • Service station, minor • Utility service, major • Waste management, major • Wrecking yard • WECS, large (multiple)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.20.3. Fundamental Use Criteria

- a) (none)

9.20.4. Subdivision Regulations

- a) No subdivision shall be considered for residential development.

9.20.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
b) The minimum setback from the front lot line shall be 15.0 m.
c) The minimum setback from a side lot line shall be 15.0 m.

- d) The minimum setback from a rear lot line shall be 15.0 m.
- e) The Development Officer may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites or to meet the regulations of Section 9.20.7.

9.20.6. Existing Residential Development

- a) An existing dwelling (single or secondary), manufactured home or manufactured home (singlewide) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
- b) A new single dwelling, manufactured home or manufactured home (singlewide) in replacement of an existing dwelling or home may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
- c) An existing dwelling (single or secondary), manufactured home or manufactured home (singlewide), or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.20.7. Other Regulations

- a) Despite the landscaping requirements of this Bylaw, the Development Officer may approve alternate landscape treatments where provision of soft landscaping may result in a fire hazard.
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) No new development nor expansion to an existing development approved in this Zoning District shall present an annual individual fatality risk in excess of the maximum probabilities specified at the following locations:
 - i. at a distance of 1.5 km (risk of incident 1:100,000) beyond the nearest IH property boundary in the IH Zoning District containing the site;
 - ii. at a distance of 3.0 km (risk of incident 1:1,000,000) beyond the nearest IH property boundary in the IH Zoning District containing the site.
- d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.